

SENATE BILL 606

N1

1lr1989

By: **Senator Conway**

Introduced and read first time: February 4, 2011

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Property Sales – Disclosure of Utility Consumption**

3 FOR the purpose of requiring a vendor of certain single-family residential property to
4 provide prospective purchasers with certain utility information; requiring a
5 vendor to update certain information at certain intervals; requiring a vendor to
6 provide certain information for the period of time the vendor occupied the
7 residential property; providing for the application of this Act; and generally
8 relating to disclosure of utility consumption prior to the sale of single-family
9 residential property.

10 BY repealing and reenacting, without amendments,
11 Article – Real Property
12 Section 1–101(l) and (n)
13 Annotated Code of Maryland
14 (2010 Replacement Volume and 2010 Supplement)

15 BY adding to
16 Article – Real Property
17 Section 10–702.1
18 Annotated Code of Maryland
19 (2010 Replacement Volume and 2010 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
21 MARYLAND, That the Laws of Maryland read as follows:

22 **Article – Real Property**

23 1–101.

24 (l) “Purchaser” has the same meaning as buyer or vendee.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (n) "Vendor" has the same meaning as seller.

2 **10-702.1.**

3 (A) (1) THIS SECTION APPLIES ONLY TO SINGLE-FAMILY
4 RESIDENTIAL REAL PROPERTY IMPROVED BY FOUR OR FEWER SINGLE-FAMILY
5 UNITS.

6 (2) THIS SECTION DOES NOT APPLY TO THE INITIAL SALE OF
7 SINGLE FAMILY RESIDENTIAL REAL PROPERTY THAT HAS NEVER BEEN
8 OCCUPIED.

9 (B) AT THE TIME OF LISTING OR OTHERWISE ADVERTISING A
10 SINGLE-FAMILY RESIDENTIAL PROPERTY FOR SALE, A VENDOR SHALL PROVIDE
11 TO PROSPECTIVE PURCHASERS COPIES OF ELECTRIC, GAS, AND HOME HEATING
12 OIL BILLS OR COST AND USAGE HISTORY FOR THE RESIDENTIAL PROPERTY FOR
13 THE 12-MONTH PERIOD IMMEDIATELY BEFORE THE DATE OF LISTING.

14 (C) A VENDOR SHALL UPDATE THE UTILITY INFORMATION EVERY 6
15 MONTHS DURING THE PERIOD THAT THE RESIDENTIAL PROPERTY IS LISTED OR
16 OTHERWISE ADVERTISED FOR SALE.

17 (D) IF THE VENDOR DID NOT OCCUPY THE RESIDENTIAL PROPERTY FOR
18 THE FULL 12-MONTH PERIOD BEFORE THE DATE OF THE SALE, THE VENDOR
19 SHALL PROVIDE THE INFORMATION REQUIRED UNDER SUBSECTIONS (B) AND
20 (C) OF THIS SECTION FOR THE PART OF THE 12-MONTH PERIOD THAT THE
21 VENDOR OCCUPIED THE RESIDENTIAL PROPERTY.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be
23 construed to apply only prospectively and may not be applied or interpreted to have
24 any effect on or application to any listing for the sale of single-family residential
25 property posted before the effective date of this Act.

26 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2011.